

Citizens Advisory Committee Meeting #1

May 23, 2018, 6pm-8pm

Newberg Public Safety Building (401 E Third St.) – Council Chambers/Court

Attendees:

CAC Members – Brian Love, Geary Linhart, Francisco Stoller, Lesley Woodruff, Todd Baker, Ron Wolfe, Chris Strub, Derek Brown, Denise Bacon, and Mike Ragsdale

Mayor Bob Andrews

City Staff - Doug Rux, Cheryl Caines, Brett Musick, and Rosa Olivares

Consultants – Joe Dills, Andrew Parish, Kyra Haggart (APG) and Morgan Maiolie (Walker Macy)

Guests – Joe Hannan, Shelly Hannan, Sue Ryan

1. Welcome and Introductions

Brian Love, CAC Chair opened the meeting and turned it over to Joe Dills. Members were asked to introduce themselves and speak to their hopes for the project. Responses included:

- Create a place for people to experience the river, go to in the winter, a great neighborhood to live in, safe, comfortable, and meets the needs of the citizens.
- Be part of the conversation.
- Riverfront is a special place, the back yard or ballroom to downtown (the living room).
- Stimulate interest and excitement.
- Create an urban renewal district that is connected to downtown.

Joe Dills reviewed the committee role and guidelines. There were no comments or questions.

2. Project Overview

Andrew Parish gave an overview of the project and presented background information on the project area: location, acreage, property ownership, natural features, and development information.

Questions and Comments:

- Will this presentation be available? Yes, it will be on the Riverfront webpage.
- How much of the area is developable? Consultants will be looking at that in the next steps.
- Can zoning be changed? Yes, but do need to consider broader context of city land needs.
- Have property owners been contacted? Yes, some have a seat on the CAC, others through stakeholder interviews or personal contact by staff. There will be continued conversations and opportunities to be involved, including public events.
- Half of the project area is outside of the city. What about coordination with Yamhill County? There is also a Technical Advisory Committee (TAC) that meets like the CAC to discuss the plan. This committee includes Yamhill County and other agencies. Annexation to the city will need to occur for development and have city services.

Joe Dills reviewed the project schedule – four CAC meetings and two open house/public events. There were no questions on the schedule.

Kyra Haggart summarized the Public Involvement Plan and key messages, which may change as the project evolves. Elements of the plan include an interested parties list, project website, public events (in-person and on-line), and outreach at community events in order to be more in touch with citizens. Rosa Olivares spoke to outreach to the Spanish speaking population including community events, translation of project materials, and social media groups.

CAC members were supportive of the plan elements – particularly the ideas about going out into the community to the places where citizens are already gathered and reaching out to the Spanish speaking community. Joe Dills asked if there were any do's or don'ts for outreach in Newberg. It was noted that transparency is important. Go to where the people are. Other ideas for group outreach included Friendsview, Tunes on Tuesday, George Fox, Young Professionals of Yamhill County, and faith-based associations.

3. Envisioning a Great Riverfront

Cheryl Caines and Doug Rux summarized other activities that had taken place since the adoption of the 2002 Riverfront Master Plan and current projects that will impact this planning process. These include updates to Newberg infrastructure master plans (Transportation System Plan, Water Master Plan, Wastewater Master Plan, and Stormwater Master Plan), adoption of plans for downtown, tourism strategy, and economic development. In addition, the mill has closed and the bypass was constructed. Affordable housing is an issue and an on-going community conversation. The City is beginning a project to expand the Urban Growth Boundary based on land supply and housing/job needs. The decisions made in the Riverfront could impact that project and vice versa. There is also a goal to complete a feasibility study for urban renewal in the area.

Morgan Maiolie presented design components of other successful riverfront projects using pictures for inspiration. Examples included other towns in Oregon and across the U.S. These sparked the following comments:

- Repurposing of existing buildings is important, example Bend and Wenatchee.
- Walkability – amazing how many people are using the Bypass path. Wide sidewalks.
- An amphitheater would be great.
- Recreation – paddle launch.
- The size of the property lends itself to a mix of uses (commercial, industrial and residential).
- Parking may be an issue.

Joe Dills asked a question of the members in order to help craft a vision statement for the plan. *Imagine you had to leave Newberg tomorrow to go live on a beautiful South Sea island. You return to Newberg in twenty years and the Newberg Riverfront Plan has been successfully implemented. You are very pleased and impressed – you really like what you see. What do you see?*

Responses:

- Multi-purpose, year round indoor space.
- A variety of activities – public boat slips/rental, families out walking.
- Significant trail system and vegetation along trails.
- Trails to Ewing Young Park.

- Reclaim the landfill site.
- Family oriented recreational activities and family friendly.
- Concern with bypass splitting the area – integrate it.
- Mixed use – need for manufacturing, integrate residences. A balance of industry, housing, and quiet spaces.
- Not a bedroom community – preserve jobs, people can live and work in Newberg.
- Connectivity with downtown – likes the trolley idea that has been discussed to connect the two areas.
- A carousel.
- Incorporate the railroad spur, this is part of the city’s history.
- Incorporate historical and natural resources of the area.
- A fun place to hang out but don’t need to spend a lot of money.
- A place for Newberg residents and not just tourists.
- Cottages and dense housing but not Portland. A balance of housing types and affordable housing.
- Activate the areas under the bypass.
- Spaces for art.
- Eye toward universal designs and accessibility.
- Archery and bike paths.
- Places for food and drink, apartments, incubator businesses.
- Coordinate with Dundee on their Riverside planning so there is not duplication.
- A place where people recognize Newberg for its riverfront.
- Bike friendly and trails can be used as transportation.

4. Public Comment

Sue Ryan is concerned about safety for those participating in water activities. She gave examples of issues in other cities such as Cascade Locks where there were drownings. She encouraged that agencies such as Tualatin Valley Fire and Rescue be involved with the planning efforts to avoid the creation of dangerous situations.

Brian Love asked about where we have industrial land. Doug Rux explained the shortage of industrial land within Newberg, which makes it difficult to attract companies looking for large tracts to locate their business.

Joe Dills noted the next meeting will be in mid/late July but a date has not yet been set. Mayor Andrews asked to avoid dates for the Old Fashioned Festival.

The meeting was adjourned at 7:45.

Approved by the Riverfront Master Plan Citizen Advisory Committee this 6th day of November, 2018.

Brian Love, Chair

Cheryl Caines, Senior Planner